

**Regular Meeting  
Jasper Plan Commission  
June 7, 2006**

President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

**PLEDGE OF ALLEGIANCE**

President Gunselman led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the May 3, 2006, Regular Meeting were reviewed. Secretary Schitter made a motion to approve the minutes as mailed. Bernita Berger seconded it. Motion carried 11-0.

**STATEMENT**

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Norb Kreilein made a motion to table the public hearing. Bob Wright seconded it. Motion carried 11-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Vice President Schroeder made a motion to table the public hearing. Secretary Schitter seconded it. Motion carried 11-0.

Application of Michael H. Hochgesang and Patricia H. Hochgesang for approval of a proposed plat of Timber Creek, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Mike and Patricia Hochgesang to request secondary approval of a 26-lot subdivision, Timber Creek, consisting of 36 acres. The proposed property is located south of Mike Hochgesang's residence at 3649 W 150 N.

As requested during primary approval, a covenant was added to note the following: 'All driveways off of County Road 150 must have a turn-around. A turn-around would be built on Lot 1 and landowners on Lot 2 and 26 would be required to enter and exit on the side street or build a turn-around to access onto County Road 150'.

Mr. Brosmer said according to City Engineer Hurm, there is an existing sewer line through the property. The developer agreed to hook onto the existing line and record a miscellaneous easement from the end of the subdivision to the line. When Phase II is developed, it would be incorporated in the plat.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to close the public hearing. Pat Lottes seconded it. Motion carried 11-0.

Secretary Schitter made a motion to grant secondary approval of a 26-lot subdivision, Timber Creek. Bernita Berger seconded it. Motion carried 11-0.

Application of Arrol Frank Jacobs as owner and Jeff Peters as petitioner for a rezoning from R-1 (Residential District) to I-1 (Industrial (Light) District).

Surveyor Ken Brosmer was present on behalf of Jeff Peters to request a rezoning of land from R-1 (Residential) to I-1 (Light Industrial). The proposed property is located between Truman Road and St. Charles Street.

The proposed property consists of 2.6 acres. Mr. Peters said he intends to split the parcel in two. One acre would remain Residential. Plans are to construct a building on the remaining 1.6 acres to be used for a sign painting business. The block metal building would measure approximately 40 feet by 40 feet.

Attorney Hemmerlein read letters submitted to the Board from Herbert L. Welp, Ida Mae Welp, Marilyn E. Wassmer and William Wassmer. All of the letters stated opposition to the rezoning.

There were also several remonstrators present to voice their concerns. Those who spoke before the Board were Joe Messmer, Lynn Judy, Melissa Wigand, Betty Judy, Raphael, Fleck, Brian Wigand and John Judy. All of the remonstrators shared similar concerns; mainly that they were opposed to rezoning the property for industrial use in a residential neighborhood.

After much discussion regarding the issues, Secretary Schitter made a motion to close the public hearing. Norb Kreilein seconded it. Motion carried 11-0.

Secretary Schitter made a motion to deny the rezoning. Vic President Schroeder seconded it. President Gunselman, Norb Kreilein, Tim Bell and City Engineer Hurm were also in favor of the motion. Those members voting against the motion were Bernita Berger, Patrick Lottes, Lloyd Martin, Randy Mehringer and Bob Wright. Motion carried 6-5.

The Common Council will hold a public hearing at 6:40 p.m. on Wednesday, June 21, 2006 for final approval of the rezoning.

With no further discussion, Norb Kreilein made a motion to adjourn the meeting. Bob Wright seconded it. The motion carried 11-0, and the meeting was adjourned at 8:29 p.m.

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Rick Gunselman, President

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A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary